



2 Auburn Close, Bridlington, YO16 7PN

Price Guide £139,950



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A three bedroom end terraced house situated on the New Pasture Lane development just off Scarborough Road. Conveniently located near a primary school, Bridlington old town, shops, and bus service routes, this house offers easy access to all the necessities.

The property comprises: Ground floor: lounge and kitchen/diner. First floor: three good size bedrooms, bathroom and wc. Exterior: Gardens. Upvc double glazing and gas central heating.

With no ongoing chain, the process of making this house your own is made even smoother.

Whether you're a first-time buyer looking to step onto the property ladder or a family in search of a new home, this residence is sure to meet your needs.

Entrance:

Upvc double glazed door into inner hall, two built in storage cupboards, understairs storage cupboard and upvc double glazed door onto the garden.

Lounge:

11'9" x 10'9" (3.59m x 3.29m)

A front facing room, upvc double glazed window and central heating radiator.

Kitchen/diner:

13'3" x 9'3" (4.05m x 2.84m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, part wall tiled, upvc double glazed window and central heating radiator.

First floor:

Built in storage cupboard.

Bedroom:

11'3" x 10'8" (3.43m x 3.26m)

A rear facing double room, stripped floor boards, upvc double glazed window and central heating radiator.

Bedroom:

12'4" x 6'11" (3.76m x 2.11m)

A front facing double room, upvc double glazed window and central heating radiator.

Bedroom:

9'7" x 6'9" (2.93m x 2.07m)

A front facing single room, upvc double glazed window and central heating radiator.

Bathroom:

5'4" x 5'3" (1.65m x 1.62m)

Comprises bath with plumbed in shower over, wash hand basin, full wall tiled, tiled floor, extractor, upvc double glazed window and chrome ladder radiator.

Wc:

5'5" x 2'7" (1.67m x 0.80m)

Wc, floor tiled, upvc double glazed window and central heating radiator.

Exterior:

To the front of the property is a fenced garden with lawn.

Garden:

To the rear of the property is a fenced garden, paved patio to lawn.

Notes:

Council tax band A

Purchase procedure

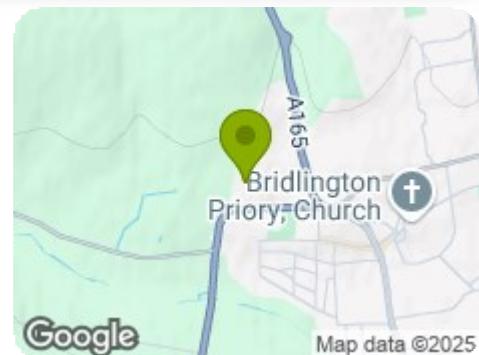
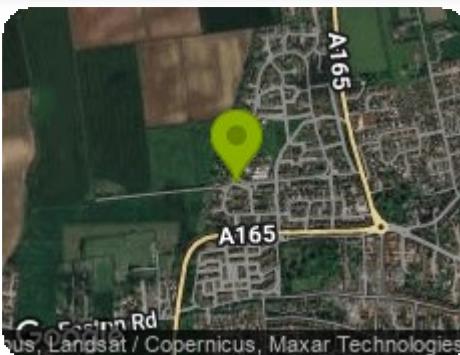
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal

commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.





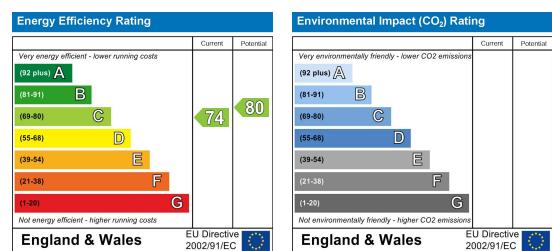
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.